



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक - नाशिक विभागीय पुरवणी

वर्ष - ५, अंक - ३ ]

बुधवार, एप्रिल २०, २०१६ / चैत्र ३१, शके १९३८

[ पृष्ठे २५

असाधारण क्रमांक ३

प्राधिकृत प्रकाशन

### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032.

dated 6th January 2016

*The Maharashtra Regional and Town Planning Act, 1966.*

No. TPS-1115/181/CR-111/2015/UD-9.— Whereas, the Igatpuri Municipal Council (district Nashik) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority for the area under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), has by its Resolution No. 357, dated 23rd December 2009, made a declaration under Section 38 with sub-section (1) of Section 23 of the said Act of its intention to prepare the Second Revised Development Plan for the Original limit within its jurisdiction and notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Maharashtra Government Gazette”) Part 1, Nashik Division Supplement, dated 14th January 2010;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, published a notice in the Maharashtra Government Gazette, Part 1, Nashik Division Supplement, dated 20th June, 2013, for inviting suggestions and objections in respect of the published Draft Development Plan of Igatpuri (Original limit) (Second Revised) (hereinafter referred to as “the said Draft Development Plan”) prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 248, dated the 31st December 2013, made certain modifications in the said Draft Development Plan under sub-section (4) of section 28 of the said Act, and published the said Draft Development Plan so modified for information of the general public, under sub-section (4) of Section 28 of the said Act, by a notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 20-26th March 2014;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra, for sanction *vide* its Marathi letter No. 450, dated 9th June 2014;

and whereas, the said Act has been amended *vide* Mah. Act. X of 2011 with effect from 5th April 2011 and Maharashtra Act V of 2014 with effect from 4th October, 2013;

and whereas, in accordance with the provisions of Section 31 (1) of the said Act, the State Government is required to sanction the said Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period as shall not exceed twelve months in aggregate ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction a part of the said Development Plan with modifications as specified in Schedule 'A' (as M-1, M-2 ... etc.), excluding, the substantial modifications as specified in Schedule 'B' (as EP-1, EP-2, .... etc.).

Now, therefore in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Draft Development Plan up to and inclusive of the 8th December 2015.
- (b) Sanctions the said Draft Development Plan for Igatpuri Municipal Council, along with the Schedule of Modifications namely Schedule 'A', appended hereto, excluding, the substantial modifications as specified in Schedule 'B' appended to the Notice No. TPS-1115/181/CR-111/2015/UD-9, dated 6th January 2016.
- (c) The Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayat in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November 2013 are applicable for the entire area of the Igatpuri Municipal Council for which the said Development Plan has been prepared.

- (d) The final Development Plan (Part) for original limit of the Igatpuri Municipal Council shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.
- (e) Declares that, the final Development Plan (Part) for area of the Igatpuri Municipal Council shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

2. The Reservations/allocations/designations which do not appear in the Schedule 'A' are hereby sanctioned for the respective purpose as designated in the aforesaid sanction Development Plan.

3. Areas of reserved sites mentioned in the report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

4. The Private or rental premises designated in Public/Semi-Public Zone shall continue to be in this Zone as long as Public/Semi-Public user exists, otherwise the Chief Officer, Igatpuri Municipal Council, district Nashik shall allow development permission on such lands considering adjoining major land use Zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

5. Draftsman's errors which are required to be corrected as per actual situation on site, or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Igatpuri Municipal Council, district Nashik, after due verification and prior approval of the Director of Town Planning, Maharashtra State, Pune.

6. The open spaces from sanctioned layouts which are earmarked as existing open spaces (in Green Colour) on the aforesaid Development plan are subject to changes is respective layouts are revised. If the layout is revised and if the location of open space is shown elsewhere in Residential Zone of the said Development Plan in that case it should be treated as open space of layout and then the land under existing open space from the previous layout as shown on the said Development Plan shall be treated as Residential Zone to that effect.

7. All the existing roads whether shown on plan or not, shall have the status of existing roads.

8. The aforesaid part Final Development Plan of Igatpuri (Original Limit) (Second Revised) sanctioned by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this notification, in the office of the Chief Officer, Igatpuri Municipal Council, district Nashik.

## SCHEDULE "A"

## MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-1115/181/CR-111/2015/UD-9, DATED 6th JANUARY 2016].  
[DEVELOPMENT PLAN OF IGATPURI (ORIGINAL LIMIT) (SECOND REVISED)]

Sr. No.	Modification No.	Proposal as per Development Plan published under Section 26 of the said Act	Proposals as per Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	M-1	Site No. 26- Garden	Reservation is deleted and area under reservation is included in Residential Zone.	In view of the purchase notice served by the land owner under Section 127 of Maharashtra Regional and Town Planning Act. 1966 Site No. 26- Garden is deleted and area under reservation is included in Residential Zone.
2	M-2	Site No. 42- Garden	Reservation is deleted and area under reservation is included in Residential Zone.	Retained as Site No. 42- Garden as per the plan published under Section 26.

This Notification is also available on Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)*By Order and in the name of the Governor of Maharashtra,*

**R. S. CHOUHAN,**  
Desk Officer to Government.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 6th January 2016

*The Maharashtra Regional and Town Planning Act, 1966.*

No. TPS-1115/181/CR-111/2015/UD-9.— Whereas, the Igatpuri Municipal Council (district Nashik) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority for the area under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), has by its Resolution No. 357, dated 23rd December 2009, made a declaration under Section 38 with sub-section (1) of Section 23 of the said Act of its intention to prepare the Second Revised Development Plan for the Original limit within its jurisdiction and notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Maharashtra Government Gazette”) Part 1, Nashik Division Supplement dated 14th January 2010;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, published a notice in the Maharashtra Government Gazette, Part-1, Nashik Division Supplement, dated 20th June 2013, for inviting suggestions and objections in respect of the published Draft Development Plan of Igatpuri (Original limit) (Second Revised) (hereinafter referred to as “the said Draft Development Plan”) prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 248 dated the 31st December 2013, made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred as “the said Development Plan”) for information of the general public, under sub-section (4) of Section 28 of the said Act, by a notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 20-26th March 2014;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra, for sanction *vide* its Marathi letter No. 450, dated 9th June, 2014;

and whereas, the said Act has been amended *vide* Mah. Act of 2011 with effect from 5th April 2011 and Maharashtra Act V of 2014 with effect from 4th October 2013;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a part of the said Development Plan with modifications as specified in Schedule ‘A’ appended to the Notification No. TPS-1115/181/C.R.111/2015/UD-9, dated 6th January 2016 excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in Schedule ‘B’ appended hereto ;

and, whereas the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as excluded part, *i.e.* as EP-1, EP-2 ..... etc ;

Now, therefore in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications of substantial nature, as specified in the Schedule 'B' appended hereto, within the period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette.
- (b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear all the persons filing suggestions / objections as stated in (a) above within stipulated period and submit his report there upon to the Government for further necessary action.

2. Only suggestions or objections regarding substantial modifications mentioned in Schedule 'B' that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his office at Divisional Commissioner Campus, Nashik Road, Nashik 422 101, within the stipulated period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette shall only be considered.

3. Copy of the said notice along with Schedule 'B' and the plan showing the proposed substantial modifications shall be available for inspection to general public in the following offices during office hours on all working days.

- (1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner Compound, Nashik Road, Nashik - 422 101
- (2) The Assistant Director of Town Planning, Nashik Branch, Nashik.
- (3) The Chief Officer, Igatpuri Municipal Council, district Nashik.

## SCHEDULE "B"

### SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN RESPECT OF REVISED REGIONAL AND

#### TOWN PLANNING ACT, 1966

#### [ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1115/181/CR-111/2015/UD-9, DATED 6TH JANUARY 2016]

#### [DEVELOPMENT PLAN OF IGATPURI (ORIGINAL LIMIT) (SECOND REVISED)]

Sr. No.	Excluded part	Proposal as per Development Plan Published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposals as per Development Plan submitted to the Government under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Modifications of substantial nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	5
1	EP-1	Site No. 9- Cultural Centre and adjoining Residential Zone.	Adjoining land is included in Cultural Centre Reservation and new 6.0 mtrs. wide D. P. road is proposed.	(A) Government Land admeasuring about 0.916 hectare situated along Southern side of Site No. 9- Cultural Centre is proposed to be included in Site No.9 "Cultural Centre"  (B) New 6.00 mtrs. wide D.P. Road is proposed to the Western side of Site No. 9, Cultural Centre as shown on plan.
2	EP-2	Land adjoining to C.T.S. No. 561/11, Agricultural Zone.	Reserved for Water Works and Staff Quarters.	The land adjoining to C.T.S. No.566/11 is proposed to be reserved as Site No. 17-A- Water Works and Staff Quarters as shown on plan.
3	EP-3	Site No. 17- Water Works and Staff Quarters.	Excluding land adjoining to existing Water Tank, remaining land on West and South side of reservation is deleted from reservation and included in Residential Zone.	After retaining area surrounding to the existing W.S.R. remaining land on West and South side of reservation No. 17 is proposed to be deleted from reservation and to be included in Residential Zone as shown on plan.

**SCHEDULE "B" – contd.**

1	2	3	4	5
4	EP-4	C.T.S. No. 623 existing National Highway Store. (Public/Semi-Public Zone).	Reserved for Children Playground.	The land under C.T.S. No. 623 is proposed to be reserved for Children Playground vide New Site No. 26-A.
5	EP-5	Site No. 29- Primary School	Redesignated as Garden.	Site No. 29- Primary School is proposed to be redesignated as Garden.
6	EP-6	Site No. 30- Hospital and Maternity Home.	Redesignated as Housing for Dishoused and Weaker Section.	Site No. 30- Hospital and Maternity Home is proposed to be redesignated as Housing for Dishoused and Weaker Section.
7	EP-7	Site No. 31- Playground and Site No. 32- Housing for Dishoused and Weaker Section.	Rearranged and redesignated as Site No. 31- Playground (area 0.60 hectare), Site No. 32-A- Primary School (area 0.50 hectare), Site No. 32-B- Hospital and Maternity Home (area 0.45 hectare).	Area under Site No. 31- Playground and Site No. 32- Housing for Dishoused and Weaker Section are proposed to be rearranged and redesignated as Site No. 31- Playground (area 0.60 hectare), Site No. 32-A- Primary School (area 0.50 hectare), Site No. 32-B- Municipal Purpose (area 0.45 hectare) as shown on plan.
8	EP-8	Site No. 33- Municipal Mall	Western portion of reservation (0.44 hectare) is deleted from reservation and included in Residential Zone.	Western portion of the Site No. 33 (Area 0.44 hectare) occupied by existing structure is proposed to be deleted from reservation and land so release is proposed to be included in Residential Zone as shown on plan.
9	EP-9	Site No. 38- Hostel for Tribal Boys and Girls.	Redesignated as M.S.E.B.	Site No. 38- Hostel for Tribal Boys and Girls is proposed to be redesignated as M.S.E.D.C.L.



10	EP-10	Site No. 39- A.P.M.C.	Redesignated as R.T.O.	Site No. 39- A.P.M.C. is proposed to be redesignated as R.T.O.
11	EP-11	Site No. 41- Multi Speciality Hospital and Site No. 40- R.T.O.	Part area of Site No. 41 is deleted from reservation and included in Residential Zone, remaining part of Site No. 41 and Site No. 40- R.T.O. are rearranged and redesignated as Site No. 40- Town Plaza (2.00 hectare) and Site No. 41- Garden (1.35 hectare) as shown on plan.	Site No. 41- Multi Speciality Hospital is proposed to be partly deleted and land so released is proposed to be included in Residential Zone. Remaining part of Site No. 41- Multi Speciality Hospital and Site No. 40- R.T.O. are proposed to be rearranged and redesignated as Site No. 40- Town Plaza (2.00 hectare) and Site No. 41- Garden (1.35 hectare) as shown on plan.
12	EP-12	Site No. 43- Playground	Reservation is deleted and land under reservation is included in Residential Zone.	Site No. 43- Playground is proposed to be retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966. However, if the land owner surrenders 20 per cent of the land under reservation to Municipal Council, free of cost then the reservation on the remaining land will stand deleted and Residential use will be allowed thereupon.
13	EP-13	Site No. 44- Garden.	Northern part of the reservation deleted and included in Residential Zone.	Area under existing house, on Site No. 44- Garden is proposed to be deleted and land so released is proposed to be included in Residential Zone and North -West portion of Site is proposed to be retained as Site No. 44- Garden as shown on plan.

SCHEDULE "B" – *contd.*

1	2	3	4	5
14	EP-14	S. No. 68 (p), Residential Zone.	Reserved for new Site No. 47-A-Multi Purpose Hall.	The Government land under S. No. 68(p) is proposed to be reserved for Multi Purpose Hall (new Site No. 47-A) as shown on plan and appropriate authority for this site shall be Municipal Council, Igatpuri.
15	EP-15	Existing Risco School / Public Semi-Public Zone.	Proposed new 6.0 mtrs. wide D.P. road.	New 6.0 mtrs. wide D. P. Road is to be proposed on Northern side as shown on plan.
16	EP-16	S. No. 71, Residential Zone and Existing Railway Yard.	Proposed new North-South 12.0 mtrs. wide D.P. Road and new Reservation No. 49-A- Parking.	New Site No. 49-A- Parking along with new 12.00 mtrs. wide North-South D.P. Road is to be proposed in S. No. 71, as shown on plan.
17	EP-17	9.0 mtrs. wide East-West D.P. Road towards South side of Railway Station.	Road width is increased to 12.0 mtrs.	The 9.0 mtrs. wide East-West D.P. Road shown on Southern side of Railway Station is proposed to be widened to 12.0 mtrs. wide D.P. Road, as shown on plan.
18	EP-18	Site No. 60- Town Plaza	Re-designated as A.P.M.C.	Site No. 68- Town Plaza is proposed to be re-designated as A.P.M.C.
19	EP-19	Site No. 61- Playground	Re-designated as Hostel for Tribal Boys and Girls.	Site No. 61- Playground is proposed to be re-designated as Hostel for Tribal Boys and Girls with Tribal Welfare Department as the Appropriate Authority.

20	EP-20	Site No. 62- Garden	Rearranged in to two reservations as Site No. 62-A- Garden (area 0.95 hectare) and Site No. 62-B- Playground (area 0.85 hectare).	Area under Site No. 62- Garden is proposed to be rearranged as Site No. 62-A- Garden (area 0.95 hectare) and Site No. 62-B- Playground (area 0.85 hectare) as shown on Plan.
21	EP-21	Site No. 63- M.S.E.B.	Redesignated as Multi-Speciality Hospital (Trauma Care Centre)	Site No. 63- M.S.E.B. is proposed to be redesignated as Multi-Speciality Hospital (Trauma Care Centre) with State Health Department as the Appropriate Authority.
22	EP-22	Site No. 18 and 19- Recreation Park, Site No. 20- Holiday Camp.	Municipal Council should be shown as appropriate authority for this reservation.	<p>(A) Appropriate Authority for Holiday Camp is proposed to be Land Owner / Municipal Council.</p> <p>(B) Designation of Recreation Park is proposed to be Recreation Park / Amusement Park and Appropriate Authority is proposed to be Municipal Council. However Land Owner intends to develop such Recreation Park / Amusement Park reservation, the Chief Officer may allow Land Owner to develop the reservation on payment of additional two times development charges of land to be developed.</p>

This Notification is also available on Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

*By Order and in the name of the Governor of Maharashtra,*

**R. S. CHOUHAN,**  
Desk Officer to Government.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai - 400 032

dated 21st January 2016

*The Maharashtra Regional and Town Planning Act, 1966*

No. TPS-3515/39/CR-21/2015/UD-9.— Whereas, the Chopda Municipal Council (district Jalgaon) (hereinafter referred to as the “said Planning Authority”) being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 82, dated 17th November 2009 declared its intention under Section 23, read with Sections 34 and 38 of the said Act, to prepare Draft Development Plan (Second Revised + Additional Area) for the area within the limits of Chopda Municipal Council and the notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 7th January 2010 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 15th August 2013 for inviting suggestions / objections to the Draft Development Plan of Chopda, prepared by it under sub section (1) of Section 26 the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority;

and whereas, the said Planning Authority, *vide* Resolution No. 238, dated 28th February 2014, made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act and published the said Development Plan so modified (hereinafter referred to as the “said Development Plan”) for information of the general public, under sub-section (4) of Section 28 of the said Act, by a notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 22nd May 2014, on page No. 1 to 8 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 885, dated 24th June 2014;

and whereas, the said Act has been amended *vide* Mah. Act X of 2011 with effect from the 5th April 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October 2013 ;

and whereas, in accordance with the provisions of Section 31 (1) of the said Act, the State Government is required to sanction the said Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period as shall not exceed twelve months in aggregate ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has decided to sanctioned a part of the said Development Plan with modifications as specified in Schedule ‘A’ (as M-I, M-2 ... etc.), excluding both, the substantial modifications as specified in Schedule ‘B’ (as EP-1, EP-2 ... etc.) and the Draft Development Control Regulations.

Now, therefore in exercise of the powers conferred under sub-section (1) of Section 31 the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Draft Development Plan up to and inclusive of the 23rd December 2015.
- (b) Sanctions the said draft Development Plan for Chopda Municipal Council along with the Schedule of Modifications namely Schedule 'A', appended hereto, excluding both, the substantial modifications as specified in Schedule 'B' appended to the Notice No.
- (c) The Development Control and Promotion Regulations for Municipal Council and Nagar Panchayat in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November, 2013 are applicable for the area of the Chopda Municipal Council for which the said Development Plan has been prepared.
- (d) Any Development within the area in between River Bank Normal Floodline (Blue Line) shown on plan is not allowed and Development within the area between Normal floodline (Blue line) and High Floodline (Red line) is allowed with stilt floor of height of 2.5 mtrs.
- (e) Declares that, the final Development Plan (Part) for area of the Chopda Municipal Council shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

2. The Reservations/allocations/designations which do not appear in the Schedule 'A' are hereby sanctioned for the respective purpose as designated in the aforesaid Sanction Development Plan.

3. Areas of reserved sites mentioned in the report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

4. The private or rental premises designated in Public/Semi-Public Zone shall continue to be in this Zone as long as Public/Semi-Public user exists; otherwise the Chief Officer, Chopda Municipal Council, district Jalgaon shall allow development permission on such lands considering adjoining major land use Zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

5. Draftsman's errors which are required to be corrected as per actual situation on site /or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Chopda Municipal Council, district Jalgaon, after due verification and prior approval of the Director of Town Planning, Maharashtra State, Pune.

6. The open spaces from sanctioned layouts which are earmarked as existing open spaces (in Green Colour) on the aforesaid Development plan are subject to changes if respective layouts are revised. If the layout is revised and if the location of open space is shown elsewhere in Residential Zone of the said Development Plan in that case it should be treated as open space of layout and then the land under existing open space from the previous layout as shown on the said Development Plan shall be treated as Residential Zone to that effect.

7. All the existing roads whether shown on plan or not, shall have the status of existing roads.

8. The aforesaid part Final Development Plan of Chopda (Second Revised + Additional Area) sanctioned by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this notification, in the office of the Chief Officer, Chopda Municipal Council, district Jalgaon.

## SCHEDULE 'A'

## MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

## [ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-3515/39/C.R. 21(A)/2015/JUD-9, DATED 21st JANUARY 2016]

Sr. No.	Modification No.	Proposal of Draft Development Plan Published under Section 26	Proposals of Draft Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	M-1	C.S.No. 2062/2, Site No. 17- Shopping Centre.	Since Site No. 5 in sanctioned Development Plan is lapsed therefore Site No. 17- Shopping Centre in Draft D.P. is deleted so Land released from Reservation is included in Residential Zone.	Since Site No. 5 in sanctioned Development Plan is lapsed therefore Site No. 17- Shopping Centre in Draft D.P. is deleted and land thus released from Reservation is included in Residential Zone.
2	M-2	G. No. 93 is corrected as per the sanctioned layout.	Sanctioned layout of G. No. 93 shall be shown on the proposed Development Plan.	Sanctioned layout of G. No. 93 is shown on the Development Plan.
3	M-3	S. No. 740, Site No. 86- Library.	Site No. 86- Library- shown on Amenity Space in sanctioned layout of G. No. 740 is deleted and land under reservation is shown for Educational Purpose.	Site No. 86- Library is deleted and land under reservation is retained as Amenity Space of sanctioned layout as shown on plan.
4	M-4	G. No. 90, Site No. 121- Primary School and Playground.	Site No. 121- Primary School and Playground is designated as Community Centre.	Site No. 121- Primary School and Playground is redesignated as Community Centre.

5	M-5	G. No. 1622 (pt.), Public/Semi-Public Zone.	G. No. 1622 (pt.) to North Side of Existing Court [G. No. 1622 (pt.)] is reserved for Extension to Court.	G. No. 1622 (pt.) to North Side of Existing Court is reserved for Extension to Court, as shown on Plan.
6	M-6	C.S. No. 5609, Site No. 29- Housing For EWS and Dishoused.	Land bearing C.S. No. 5609 Site No. 29- Housing For EWS and Dishoused is deleted from reservation and redesignated as Existing Hostel.	Land bearing C.S. No. 5609, Site No. 29- Housing for EWS and Dishoused is deleted from reservation and redesignated as Existing Hostel.
7	M-7	G. No. 1078, Site No. 93- Vegetable Market and Site No. 94- Garden.	Since Site Nos. 65 and 66 in G. No. 1078 in sanctioned D. P. are lapsed therefore Site No. 93- Vegetable Market and Site No. 94- Garden on G. No. 1078 which are reserved in revised D.P. are deleted and land thus released for reservations is included in Residential Zone.	The reservation in the sanctioned Development Plan is lapsed due to the Notice under Section 127 of Maharashtra Regional and Town Planning Act, 1966. Hence reservation is deleted and land so released is included in Residential Zone as shown on plan.
8	M-8	G. No. 842/2 Agricultural Zone	Land under G. No. 842/2 is deleted from Agricultural Zone and included in Residential Zone.	Land bearing G. No. 842/2 is retained in Agricultural Zone as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
9	M-9	S. No. 791/4 [G. No. 1086 (pt.)], Site No. 95- Primary School and Playground.	Land bearing Survey No. 791/4, Site No. 95- Primary School and Playground is deleted as per Court Order and included in Residential Zone.	Site No. 95- Primary School and Playground is deleted and land so released from the reservation is and included in Residential Zone as shown on plan.

SCHEDULE 'A' — *contd.*

1	2	3	4	5
10	M-10	Site No. 58- Garden	Site No. 58- Garden is Redesignated as Extension to Cremation Ground.	Site No. 58- Garden is redesignated as Extension to Cremation Ground.
11	M-12	G. No. 1075- Public/Semi-Public Zone.	Existing Z. P. School is changed to Commercial Zone.	Public/Semi-Public Zone is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
12	M-13	C. T. S. No. 2596 (pt.), Recreation Centre.	Area admeasuring about 2100 Sq. mtrs. from land bearing C.T.S. No. 2596(pt.) to the Western side of Municipal Council Swimming Pool is reserved as New Site No. 125 as Recreation Centre.	Area admeasuring about 2100 Sq. mtrs. from land bearing C.T.S. No. 2596 (pt.) to the Western side of Municipal Council Swimming Pool is reserved as New Site No. 125- Recreation Centre.
13	M-14	Site No. 42- Garden	Site No. 42- Garden is redesignated as Garden and Toilet Block.	Site No. 42- Garden is retained as per the Plan Published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
14	M-15	Site No. 41- Shopping Centre.	Site No. 41- Shopping Centre is redesignated as Housing for EWS and Dishoused.	Site No. 41- Shopping Centre is redesignated as Housing for EWS and Dishoused.
15	M-16	Site No. 49- Parking and Site No. 50- Fish Market.	Site No. 49- Parking and Site No. 50- Fish Market" are amalgamated and redesignated as Site No. 49- Fish Market and Parking.	Site No. 49- Parking and Site No. 50- Fish Market are amalgamated and redesignated as Site No. 49- Fish Market and Parking.



16	M-17	Site No. 116- Playground	Site No. 116- Playground is deleted and land so released is included in Residential Zone.	Site No. 116- Playground is retained as per the plan published under section 26 of Maharashtra Regional and Town Planning Act, 1966.
17	M-18	Site No. 18- Library	Site No. 18- Library G. No. 1629/7 is deleted as per Hon'ble High Court Order.	Site No. 18- Library G. No. 1629/7 is deleted and land so released to included in Residential Zone.
18	M-21	G. No. 1606, 12.00 mtrs. D.P. Road	12.00 mtrs. wide D.P. Road passing through in G. No. 1606 and land is divided in to two portion so 12.00 mtrs. wide D.P. Road is deleted.	12.00 mtrs. wide D.P. Road is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
19	M-22	Correction of location of G. Nos. 1151 and 1152.	Location of G. Nos. 1151 and 1152 is Corrected as per Land Record Department on D.P. Plan.	Location of G. Nos. 1151 and 1152 is corrected on Development Plan as per the correction by Land Record Department.
20	M-23	Correction as per sanctioned layout of G. No. 1023/1.	Correction as per sanctioned layout of G. No. 1023/1 is shown on D.P. Plan.	Correction as per sanctioned layout of G. No. 1023/1 is shown on D. P. Plan.
21	M-24	15.00 mtrs. wide D.P. Plan in G. Nos. 1071 and 1072.	The decision of the Planning Committee to deleted 15.00 mtrs. wide D.P. Road in G. Nos. 1071 and 1072 is rejected.	15.00 mtrs. wide D.P. Road is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE 'A' — *contd.*

1	2	3	4	5
22	M-25	G. Nos. 1689 and 1722(pt.) Site No. 6- Garden.	Area upto 1.10 mt. wide parallel strip to south boundary of reservation is retained as Site Nos. 6- Garden and remaining triangular area of reservation from G. No. 1689 and 1722 (pt.) is deleted from reservation and included in Residential Zone.	Site No. 6- Garden is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
23	M-27	G. No. 1130 of 24.0 mtrs. wide D.P. Road.	Alignment of 24.0 mtrs. wide D. P. Road is shown on Draft D.P.	24.0 mtrs. wide D. P. road is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
24	M-28	Site No. 89- Government Hospital.	Site No. 89- Government Hospital is deleted and shown as Existing Muslim Burial Ground and Existing Pardhi Samaj Burial Ground".	Site No. 89- Government Hospital is deleted and shown as Existing Muslim Burial Ground and Existing Pardhi Samaj Burial Ground as shown on Plan.
25	M-30	G. No. 3087, Site No. 51- Community Hall (pt.).	From C.T.S. No. 3087 area admeasuring 184 sq.mtrs. of Maharashtra Urdu Education Society is shown as Existing Samaj Mandir in Site No. 51.	The land under of reservation belonging to Municipal Council admeasuring about 184 sq.mtrs. is deleted from the site No. 51 Community Hall and designated as Public/ Semi-Public Zone as shown on Plan.
26	M-31	Site No. 107- Cremation Ground.	Site No. 107- Cremation Ground are deleted from reservations and included in No Development Zone.	Site No. 107- Cremation Ground is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

27	M-32	Site No. 91- Weekly Market, Shopping Centre and Parking.	Site No. 91- Weekly Market, Shopping Centre and Parking is redesignated as Housing for EWS and Dishoused.
28	M-33	G. No. 1396/1 (pt.) No Development Zone.	G. No. 1396/1 (pt.) is retained in No Development Zone as per the plan publisher under Section 26 Maharashtra Regional and Town Planning Act, 1966.
29	M-35	12.00 mtrs. D.P. Road	12.00 mt. wide D.P. road which is passing through G. Nos. 27, 31 and 39 is kept as it is up to North - South layout Road of G. No. 31 and the road to the Northern Side of Site No. 26- Playground is deleted.
30	--	Site No. 72- Shopping Centre	Site No. 72- Shopping Centre is designated as Site No. 72- Extension to Garden.

This Notice is also available on Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

*By Order and in the name of the Governor of Maharashtra,*

**R. S. CHOUHAN,**  
Section Officer to Government.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai - 400 032

dated 21st January 2016

*The Maharashtra Regional and Town Planning Act, 1966.*

No. TPS-3515/39/CR-21/2015/UD-9.— Whereas, the Chopda Municipal Council (district Jalgaon) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 82, dated 17th November 2009 declared its intention under Section 23, read with Section 34 and 38 of the said Act, to prepare Draft Development Plan (Second Revised + Additional Area) for the area within the limits of Chopda Municipal Council and the Notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 7th January 2010 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 15th August 2013 for inviting suggestions/objections to the Draft Development Plan of Chopda, prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 238, dated 28th February 2014 made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act and published the said Draft Development Plan so modified (hereinafter referred to as the “said Development Plan”) for information of the general public, under sub-section (4) of Section 28 of the said Act, by a Notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 22nd May 2014, on page No. 1 to 8 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 885, dated 24th June 2014;

and whereas, the said Act has been amended *vide* Maharashtra Act X of 2011 with effect from the 5th April 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October 2013 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has sanctioned a part of the said Development Plan with modifications as specified in Schedule ‘A’ appended to the Notification No. TPS-3515/39/CR-21/2015/UD-9, dated 21st January 2016 excluding the substantial modifications proposed by the Government, which are shown on the Plan verged in Pink Colour as specified in Schedule ‘B’ appended hereto ;

and whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned Development Plan and are shown on the Plan, verged in Pink Colour and marked as Excluded Part, *i.e.* as EP-1, EP-2 ..... etc ;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

(a) Gives Notice inviting suggestions and objections from any person in respect of the proposed substantial modifications of substantial nature, as specified in the Schedule 'B' appended hereto, within the period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette.

(b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear all the persons filing suggestions/objections as stated in (a) above within stipulated period and submit his report thereupon to the Government for further necessary action.

2. Only suggestions or objections regarding substantial modifications mentioned in Schedule 'B' that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his office at Divisional Commissioner Campus, Nashik Road, Nashik - 422 101, within the stipulated period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette shall only be considered.

3. Copy of the said Notice along with Schedule 'B' and the Plan showing the proposed substantial modifications shall be available for inspection to general public in the following offices during office hours on all working days –

(1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner Compound, Nashik Road, Nashik - 422 101.

(2) The Assistant Director of Town Planning, Jalgaon Branch, Jalgaon.

(3) The Chief Officer, Chopda Municipal Council, District Jalgaon.

## SCHEDULE "B"

**SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT UNDER SECTION 31 (1) OF MAHARASHTRA REGIONAL  
AND TOWN PLANNING ACT, 1966**

**[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3515/39/CR-21 (B)/2015/UD-9, DATED 21st JANUARY 2016]**

Sr. No.	Excluded Part	Proposal as per Development Plan Published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	G. No. 39/1 and 39/2 Agricultural Zone.	G. No. 39/1 and 39/2 are deleted from Agricultural Zone and land so released is included in Residential Zone.	Lands bearing G. No. 37, 38, 39, 48, 49, 55 and 56 are proposed to be deleted from Agricultural Zone and included in Residential Zone with 24.00 mtrs. new road extended towards East upto Village Road near river. The Village Road is proposed to be widened upto 24.00 mtrs. wide (North-South) as shown on Plan.
2	EP-3	Clarification of Rules about Flood line in DCR.	--	High Flood line is indicated in red colour and normal flood line is indicated in blue colour on the Development Plan. No construction is permitted in the area lying between river and normal Flood line. In the area lying between normal Flood line and high Flood line, the construction of stilt floor is compulsory with minimum stilt height as 2.5 mtrs.
3	EP-4	G. No. 36, 24.00 mtrs. D. P. Road.	--	24.00 mtrs. wide East-West D.P. is proposed to be realigned through G. No. 36 as shown on Plan.

4	EP-5	Site No. 28- Garden	--	Site No. 28- Garden is proposed to be deleted and land so released from Reservation is proposed to be included in Residential Zone.
5	EP-6	G. No.1367, Residential Zone.	--	Proposed to be corrected according to the sanctioned layout of G. No. 1367 as shown on Plan.
6	EP-7	Site No. 122- High School and Playground.	--	Site No. 122- High School and Playground is proposed to be deleted and land so released is proposed to be included in Residential Zone.
7	EP-8	Site No. 87- Playground	Site No. 87- Playground is redesigned as Housing for EWS and Dis-house.	Site No. 87- Playground is proposed to be deleted and land so released from Reservation is proposed to be included in Residential Zone.
8	EP-9	Site No. 9- Town Hall and Library.	Northern portion of the Site No. 9- Town Hall and Library of Gat No. 1588 admeasuring area 0.60 Ha. is retained and remaining portion is deleted from the Reservation land so released is included in Residential Zone.	Northern Portion of the Site No. 9- Town Hall and Library of G. No. 1588 admeasuring area 0.60 Ha. is proposed to be retained as Town Hall reservation and remaining portion is proposed to be deleted from the Reservation and so released is proposed to be included in Residential Zone.

SCHEDULE "B" – *contd.*

		3	4	5
1	2			
9	EP-10	Site No. 114- Playground	12.0 mtrs. wide sanctioned layout road coming from G. No. 1155/1 shall be continued upto Southern boundary of Reservation and further extended upto 18.0 mtrs. wide road. Area falling on West side of road from G. No. 1153 is retained in Reservation and area from G. No. 1154 falling on Eastern side is deleted from Reservation and land so released from Reservation is included in Residential Zone.	12.0 mtrs. wide sanctioned layout road coming from G. No. 1155/1 as proposed to continued upto Southern boundary of Reservation and further extended upto 18.0 mtrs. wide road. Area falling on West side of road from G. No. 1153 is proposed to be retained in Reservation and area from G. No. 1154 falling on Eastern side is proposed to be deleted from Reservation, Site No. 114- Playground and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
10	EP-11	Site No. 40- Library	Site No. 40- Library is deleted and land so released from reservation and included in Residential Zone.	Site No. 40- Library is proposed to be deleted and land so released from Reservation is proposed to be included in Residential Zone.
11	EP-12	Site No. 106- Sewage Treatment Plant.	Site No. 106- Sewage Treatment Plant are deleted from reservations and included in No Development Zone.	Site No. 106 Sewage Treatment Plant is proposed to be deleted and land so released from the Reservation is proposed to be included in No Development Zone as shown on Plan.
12	EP-13	Site No. 73- Garden	--	Site No. 73- Garden is proposed to be deleted and land so released from Reservation is proposed to be included in STP as shown on Plan.



13	EP-14	Site No. 66- Sewage Treatment Plant.	--	Site No. 66- Sewage Treatment Plant is proposed to be deleted and land so released from the Reservation is proposed to be included in No Development Zone as shown on Plan.
14	EP	G. No. 2050/2, Site No. 16- E.S.R.	G. No. 2050/2, Site No. 16 admeasuring area about 4,000 sq. mtrs. is more than, therefore Western portion of Site No. 16 admeasuring area about 2,000 sq. mtrs. is deleted and including in Residential Zone and Eastern portion of Reservation admeasuring area about 2,000 sq. mtrs. is retained ESR.	Site No. 16- ESR is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on Plan.

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*By Order and in the name of the Governor of Maharashtra,*

**R. S. CHOUHAN,**  
Section Officer to Government.